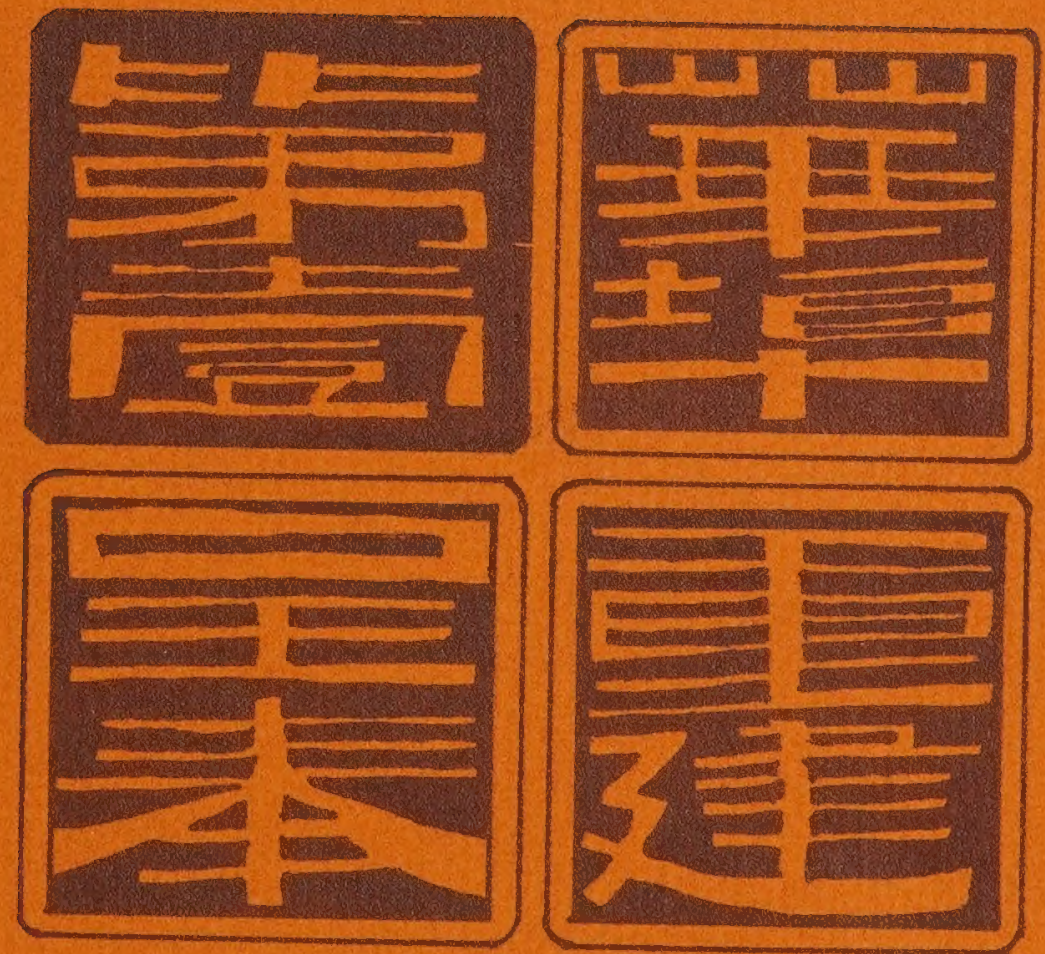


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# Chinatown Offering 1

Oakland Redevelopment Agency







## F O R W A R D

The intent of this offering is to solicit proposals from qualified developers for the development of the first block (Block No. 1) of the Chinatown NDP Project in accordance with the criteria set forth in this offering. This first offering represents a culmination of several years of effort by both the Oakland Chinese community and the Oakland Redevelopment Agency. The rebuilding of this vital portion of downtown Oakland was initiated by the Chinese community. Because of the community's efforts, the successful developer will be responsible for establishing an effective working relationship with the Chinatown Project Area Committee (PAC), the official citizen participation organization that advises the Agency on redevelopment matters in the Chinatown area.

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## INVITATION FOR PROPOSALS


### Neighborhood Development Program Oakland Chinatown Redevelopment Project

Redevelopment Agency of the City of Oakland  
Oakland, California

February, 1974

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## PART I - INFORMATIONAL

### A. DEVELOPMENT OBJECTIVES

The Oakland Chinatown Redevelopment Project is part of the Neighborhood Development Program (NDP) presently planned for several neighborhoods throughout the City. The Chinatown Project grows out of the efforts of the Oakland Chinese and other Asian communities to bring urban renewal and revitalization to the greater Oakland Chinatown area.

The development potential of the encompassing Central District has been established in various studies over the past several years. The 701 studies and the Options for Oakland recommendations indicate the potential of Oakland's Central District and recommend intensifying development in the Central District. These recommendations are official City policy, as reflected in the Oakland Policy Plan and the recent rezoning of the Central District. More recently, the Economic Market Analysis Study (EMAS) has very specifically confirmed the economic potential of those Central District Blocks within the Chinatown NDP area. The planning framework for the four-block Chinatown Project is based on these studies which recommend intensive commercial and institutional uses, combined with medium to high density housing.

The Chinatown Project should be viewed as a combined housing and employment effort: a large portion of the project will be residential and the remainder will be devoted to retail commercial, office, cultural and institutional uses that will provide full-time employment. Additionally, the creation of public open space and a street environment that will encourage pedestrian movement and visitor interest is of prime importance.

The Project is designed to implement three Agency goals: to provide housing, to promote economic development through new employment opportunities and community ownership participation and to bring urban renewal to a key downtown area that critically and urgently needs revitalization.







## B. AREA DESCRIPTION

The greater Chinatown area represents the East Bay's largest single settlement of Chinese population. Other Asian groups living and working within the area complement this concentration of Chinese families and businesses. The area offers a variety of restaurants, grocery stores and other commercial establishments serving the Asian population.

The greater Chinatown area is also unique in that it is central to many developments that have recently been completed. The resurgence of new public and private development interest is evidenced by the Oakland Museum, Laney College, the Bay Area Rapid Transit headquarters, Madison Park, the completion of the first 200 units of the Portobello development on the estuary, the completion of the Wells Fargo Building at 14th and Broadway and the opening of the City Center - 12th Street BART station.

December, 1973, saw the beginning of construction of the 25-story Clorox Building, the second new structure in the \$200 million (\$150 million private and \$50 million public investment) City Center Redevelopment Project. December, 1974, is the occupancy date for the Sun Yat-Sen House development now under construction. Sun Yat-Sen House, on Broadway adjacent to Block No. 1 of the Chinatown NDP Area, will provide 328 condominium residential units and 44,000 sq. ft. of street level commercial space. Additional plans have been announced for the Far East Plaza, another major residential/commercial development on Broadway between 7th and 8th Streets.

Feasibility studies are now underway for the development of a major convention center on the block bounded by Broadway, Washington, 10th and 11th Streets. A study to determine the development potential of the Lake Merritt BART Station area was begun in January, 1974, and a proposal to renew the "Old City - Victorian Row" area was recently announced. These numerous existing and planned new developments are indicated on the maps (Exhibits A and B) in the Appendix.





### C. FOUR-BLOCK DEVELOPMENT PROGRAM

The Chinatown NDP Project consists of four complete downtown blocks bounded by Broadway, Webster, 9th and 11th Streets. These four blocks, each containing approximately 60,000 square feet, form the potential development center of the greater Chinatown area. Exhibit C in the Appendix illustrates these four key blocks.

Block # 1, the subject of this Offering, is to be developed with medium- to high-rise structures, accommodating residential and office uses, one to two levels of retail commercial and community service use and one level of subterranean parking.

Block # 2 is presently proposed to be a full block of open space. Two to three levels of parking under the publicly developed open space are proposed for this block.

Block # 3, to be a future private development, is looked upon as a most desirable location for the development of a major hotel. This site is directly across Broadway from the proposed convention center and diagonally across Broadway from the new hotel in the City Center Project. This block can also accommodate retail commercial uses, office and exhibition space for international trade corporations and cultural uses, including a small performing arts theatre and exhibit space.

Block # 4 has been designated as the site for the development of approximately 250 units of low- to moderate-income housing. This site can accommodate a combination low- and medium-rise complex, adequate open space and subterranean parking.

Similar offerings for the development of the remainder of the blocks in the Chinatown Redevelopment Project may be published, depending on the Agency's NDP schedule, as determined by funding from the Department of Housing and Urban Development, and approval by the Oakland City Council. However, it is obviously impossible at this date to state with specificity when, or if these blocks will become available for the uses stated above.





#### D. CITIZEN PARTICIPATION

Between June 28, 1972, (the date Federal approval of the Chinatown NDP Project was received) and late 1973, citizen participation was provided through a series of public meetings. Each meeting provided the opportunity for residents and business and civic representatives to actively participate in the early stages of project execution.

On October 24, 1973, the Agency formally recognized the fifteen-member Chinatown Project Area Committee (PAC). The PAC is comprised of residents, property owners and business persons who represent and reflect the needs, views and concerns of the community. Through a contract with the Agency, the PAC will have a staff and an office in Chinatown. This will enable the PAC and its staff to provide information to and receive information from the community on a daily basis.

The PAC will review all development proposals and will work with the successful developer to achieve a development that will meet the needs of the community and satisfy the objectives of the Project. PAC staff will work with the developer on an ongoing basis.





#### E. ENVIRONMENTAL IMPACT

The developer may be required to prepare an Environmental Impact Report (EIR) in conjunction with a specific development proposal within the Chinatown Project, if one or both of the following conditions applies:

- (1) an individual development proposal represents a significant modification of the intent of the Chinatown Urban Renewal Plan; that is, a development option appears desirable which was not specifically foreseen in the Urban Renewal Plan.
- (2) An individual development proposal has substantially different environmental impacts because the environment surrounding the Chinatown Project has itself changed dramatically during the execution of the Project.

But, in all events, the developer shall comply with any present or future EIR requirements set forth by the appropriate state or federal authorities.





#### F. AFFIRMATIVE ACTION

Developers must agree to require all contractors involved in any construction of improvements in the Chinatown Project to abide by the provisions of the Agency Equal Opportunity Program. The developer is expected to secure contractors who will agree in advance to implement affirmative action programs that will result in a construction workforce reflecting the ethnic composition of the City of Oakland. Approved Affirmative Action Marketing and Management programs will also be required by developers and sponsors so as to achieve an ethnic mix of residents in all new housing developments. •

A copy of the Agency's Equal Opportunity Program is included in the developer's packet.

#### G. LOCAL OWNERSHIP

The developer selected shall make a serious and good effort to involve the local community in an equity participation role in the development.





#### H. ECONOMIC MARKET ANALYSIS STUDY (EMAS)

In an effort to verify the residential and commercial market demands in the Chinatown Area, the Redevelopment Agency contracted with Larry Smith & Company, Inc. and Willis Research, Inc. to produce an Economic Market Analysis Study for the Chinatown NDP Project Area. This study analyzed the overall economy of the City of Oakland with special emphasis on the present and projected market demands for retail commercial, medical office space, transient housing, market rate and subsidized residential uses, open space, specialty retail developments and trade and cultural uses. Characteristics of the Asian population of the City of Oakland are also included.

A copy of the EMAS study is included in the developer's packet.





## I. APPLICABLE STANDARDS

The list below of standards, codes and guidelines is provided to assist the developer in submitting a development proposal.

1. FHA Minimum Property Standards for Multi-family Housing, HUD, February 1971, FHA No. 2600
2. Central District Urban Renewal Plan, dated January 12, 1971
3. Oakland Planning Code, Zoning Regulations, Revised February 1, 1972
4. Uniform Building Code, 1970 Edition, as amended by Ordinance No. 8391 C.M.S.
5. City of Oakland Housing Code; Building and Housing Department
6. Redevelopment Agency of the City of Oakland's Affirmative Action Program
7. Chinatown NDP Urban Renewal Plan
8. Bay Area Rapid Transit District Guidelines for Development

Compliance with any future amendments to or future revision of the above listed documents as well as compliance with all applicable laws and rules will be required where applicable.





## PART II - DEVELOPMENT PROPOSALS

### A. THE PROPOSAL

The intent of this Offering is to solicit proposals that meet Agency objectives from qualified developers for the development of Block # 1 only. Block # 1 is bounded by Broadway, Franklin, 9th and 10th Streets, as indicated on the map in Exhibits C and D of the Appendix.

The Redevelopment Agency's goal is to have Block # 1 developed to its fullest potential with improvements that are marketable and that serve the needs of the community. The developer's judgment based on experience and knowledge of the market conditions and the community should be used in formulating a proposal. If the developer sees either a greater potential or more feasible alternatives for the development of Block # 1 than is indicated by this Offering, the proposal may be altered accordingly. The developer's proposal should be directed towards accomplishing the goals of this Agency and the community and towards responding to the economic potential of Block # 1, rather than just complying with the requirements of this Offering.

The following outline of development requirements may be used as a guide in formulating a development proposal. The requirements are based upon the EMAS findings and the "Preliminary Chinatown Proposal" (Exhibit E), prepared by Agency staff.

The developer is responsible for assembling a complete development team and for making a proposal to the Redevelopment Agency that: (1) conforms with the intent of this Offering; and (2) accomplishes the following:

a. construct and market:

- i) approximately 200 to 250 units of market rate rental, cooperative or condominium housing
- ii) approximately 100,000 sq. ft. of office space
- iii) approximately 35,000 to 45,000 sq. ft. of commercial retail





space (for sale or lease) to accommodate specialty retail shops, restaurants, and similar commercial activities, including convenience retail space to serve the residents of the area

- iv) community service space in the amount of approximately 15,000 to 20,000 sq.ft. or an amount determined by the Agency to be feasible and appropriate

b. create:

- i) a street environment which will encourage pedestrian movement and visitor interest
- ii) a shopping mall that will encourage a flow of pedestrian movement into and through the block (optional)
- iii) public open space at the street level for the use of shoppers and residents. Emphasis of the development of public open space will be on Broadway but will also be required on Franklin, 9th and 10th Streets

c. involve:

- i) the community at large on an equity participation basis
- ii) those community groups, organizations or sponsors interested in providing cultural and/or community facilities in this project

The property map in the Appendix, Exhibit D, illustrates the three parcels comprising Block #1. Parcels A and C are owned by the Redevelopment Agency and will be sold to the successful developer. Parcel B is owned by BARTD and will be made available to the developer either through sale or long-term ground lease. The developer should make a proposal for the entire block and should assume that all land within Block # 1 will be available at the same time. Execution of the development in phases may be an option.





## B. DEVELOPMENT GUIDELINES

In developing a proposal for this site, the accompanying guidelines are to be followed:

### 1. Zoning

Zoning for this site is designated as C-51 Central Business Service Commercial. The residential zone governing residential development in a C-51 zone is R-90, Downtown Apartment Residential Zone. Additionally, that portion of the site fronting on Broadway is subject to the requirements of the S-8 Urban Street Combining Zone Regulations and is subject to the Design Review Procedure as administered by the Oakland City Planning Commission.

### 2. Structures

Only medium- to high-rise residential/office structures (over parking, commercial, or community service uses) containing a combination of 0, 1 and 2 bedroom living units shall be considered.

### 3. Siting of Structures

Structures must be sited so that shadows of the structures do not fall so as to preclude the use of major public or private open spaces. Care in siting must also be exercised so that structures do not adversely affect the use of adjacent properties. Views from residential units is of particular concern. Maximization of pedestrian appeal to building entrances and commercial frontages is of special importance.



4. Ingress and Egress

Vehicular access to the site will be limited as follows:

- a. No vehicular access serving the site will be allowed from Broadway
- b. Maximum access to the site from Franklin Street is preferred
- c. Limited access to the site from 9th or 10th Streets will be allowed if necessary

5. Parking

All required parking will be provided in underground structures. If physical or economic restrictions dictate otherwise, above-grade parking garages will be required to have landscaped setbacks and sculptured or appropriately decorative screening. Parking requirements for all uses -- residential, office, commercial, community service, etc. -- are to be satisfied as put forth in the Oakland Planning Code, Zoning Regulations. Particular attention should be paid to the requirements for loading docks.

6. Main Entrances

Taxi drop-off areas may occur on the Broadway frontage if it is an advantage to the development.

7. Private Open Space

Private balconies, terraces and the like are required on residential towers on a per unit basis. This amenity will not only assist in meeting open space requirements but will facilitate marketability of the units.

8. Public Open Space

The development of public open space in the form of plazas with trees, fountains and sitting areas for the use of both





the residents and the general public will be required, based on the following standards:

- a. Broadway frontage - structures may be built to the property line; however, public open space on Broadway must contain a minimum of 6,000 sq.ft.
- b. Ninth Street and 10th Street frontage - structures may be built to the 9th Street and 10th Street property lines; however, public open space on the 9th Street and 10th Street frontages must be provided and must totally contain a minimum of 1,000 sq.ft. per block frontage.
- c. Franklin Street - structures will be allowed at the Franklin Street property line; however, public open space must be provided and must totally contain a minimum of 600 sq. ft.

Exception: If the developer options to construct a shopping mall through the block, then the above public open space requirements will be decreased as follows:

- a. Broadway: a minimum of 4,000 sq.ft. of public open space
- b. 9th, 10th and Franklin Streets - a minimum of 600 sq.ft. of public open space total per block frontage

## 9. Exterior Design

Exterior design is an important consideration in the Agency's desire to develop the Chinatown Area. Though the design need not incorporate Asian design motifs, an Asian design theme involving the appropriate use of color, texture and form will be preferred. The use of design clichés which quickly become obsolete will not be accepted.

Exhibits F<sub>1</sub>, F<sub>2</sub>, F<sub>3</sub> & F<sub>4</sub> of the Appendix indicate one possibility of an exterior design approach.





## C. SITE CONDITIONS

### 1. Site Clearance

The existing structures on Block #1 (including interior walls, partitions, columns and pedestal) will be demolished to basement floor level except adjacent to the sidewalk area. The walls, beams, columns, etc. beneath and supporting the sidewalk will be left intact and their integrity preserved. Non-supporting partitions, building materials, piping, machinery, etc. beneath the sidewalks will be removed. The concrete basement floors will remain in place. Three foot diameter holes will be broken in the basement floors in order to provide for drainage. It will be the responsibility of the successful developer to properly complete all site preparation work required for new construction.

### 2. Utilities

Though it appears that a sufficient capacity for planned developments is available in the existing utility facilities, it will be the responsibility of the developer to ensure that all improvements are adequately served by those services needed. For additional information, the developer must check with the appropriate utility companies and the City of Oakland, Office of Public Works, Street and Engineering Department. The developer is responsible for any utility connection cost required from the property line to the facility in the public right-of-way as well as all on-site costs.

### 3. Public Improvements

New curbs, gutters, sidewalks, streets, lights and street trees will be provided along 9th, Franklin and 10th Streets; the Broadway improvements are completed. Driveways will be constructed



by the Agency provided that locations are available prior to street construction. The developer will be responsible for the repair of any damage or changes to any portion of the completed improvements in the public right-of-way.

#### 4. BART Subway

The location of the BART right-of-way is indicated on the map of Exhibit E in the Appendix. Any improvements constructed within the BART right-of-way will be subject to the following Guidelines and also to those provisions outlined in the supplemental information provided in the developer's packet as supplied by BART.

### SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

#### GUIDELINES FOR DESIGN AND CONSTRUCTION OVER SHALLOW TUNNELED SUBWAYS

- 1) The circular tunneled subways are designed to support the weight of 35 feet of earth above the roof of the tunnel (this corresponds approximately to 49 feet above the rail profile elevation). Wherever the actual depth of cover is less than this amount, construction may be added imposing an additional average vertical loading of 120 lbs. per square foot for each foot of depth of reduced cover.
- 2) The amount of loading can be increased to the extent that it is balanced by removal of earth for basement excavation.
- 3) Where individual foundations are used, the depth of excavation should be limited to that which retains a depth of cover over the tunnel equal to the maximum spacing between edges of footings.
- 4) BART will allow excavation only when it can be adequately demonstrated that no uplift on the tunnel will result.
- 5) BART will allow the placement of piles which cause no lateral displacement or the creation of any forces on the tunnel.





- 6) BART will require full inspection during the placement of piles and during any excavation.
- 7) The plans, specifications, and calculations as BART deems necessary shall be submitted.
- 8) THE ABOVE SHOULD BE CONSIDERED AS GENERAL INFORMATION ONLY AND IS NOT INTENDED TO COVER ALL SITUATIONS INVOLVING SHALLOW CIRCULAR TUNNELED SUBWAYS. INDIVIDUAL CONDITIONS MAY VARY WIDELY, AND IT IS NOT POSSIBLE TO APPLY SIMPLE CRITERIA THAT WILL ADEQUATELY COVER ALL POSSIBLE LOADING CONDITIONS WHICH MIGHT BE IMPOSED ON THE SUBWAY STRUCTURES. FOR THIS REASON, BART REQUIRES REVIEW AND APPROVAL OF DESIGN PLANS FOR EACH CONSTRUCTION PROPOSAL.





## D. SUBMISSION OF PROPOSALS

### 1. Intent to Develop

Developers desiring to make proposals must advise the Agency of their intentions by letter, addressed to Mr. John B. Williams, Executive Director, Redevelopment Agency of the City of Oakland, 1333 Broadway, Oakland, California 94612. This letter must also request a Developer's Packet and include a non-refundable payment of \$25 for the Packet. The Developer's Packet will include the following:

- a. Chinatown NDP Economic Market Analysis Study
- b. Chinatown NDP Redevelopment Plan
- c. Redevelopment Agency's Equal Opportunity Program
- d. BARTD information - drawings, right-of-way information, etc.
- e. City of Oakland standards
- f. HUD management form 9405

### 2. Time

Proposals will be accepted for the development of Block # 1 in the office of the Oakland Redevelopment Agency in Suite 400 at 1333 Broadway, Oakland, California, until 10:00 a.m. (PDT), Wednesday, April 3, 1974.

### 3. Schedule

- a. February 6, 1974: Offering distributed to all interested parties.
- b. April 3, 1974: Deadline for submission of all development proposals.
- c. June 5, 1974: Agency announces the selection of a developer; begin negotiating period.



#### 4. Form of Proposal

Development proposals must be submitted to Mr. John B. Williams, Executive Director of the Redevelopment Agency of the City of Oakland, in accordance with the format as indicated below.

##### PROPOSAL TO DEVELOP BLOCK NO. 1

##### Oakland Chinatown Redevelopment Project

\_\_\_\_\_, 1974

Mr. John B. Williams  
Executive Director  
Redevelopment Agency of the  
City of Oakland  
1333 Broadway, Suite 400  
Oakland, California 94612

RE: Submission of Chinatown Development Proposal

Dear Mr. Williams:

Reference is made to the document entitled "Invitation for Proposals, Neighborhood Development Program, Oakland Chinatown Redevelopment Project, Redevelopment Agency of the City of Oakland, Oakland, California."

The undersigned, being familiar with all the terms and conditions of the invitation regarding the Offering, herewith submits a proposal to acquire the property described in the "Invitation for Proposals."

The following information and exhibits, pursuant to the requirements of the "Invitation for Proposals," are included with this letter:

1. Identification of the complete development team.
2. Experience of the development team and/or its members.





3. All information and documentation on the legal structure of the developer, including where appropriate, Articles of Incorporation, by-laws, minutes, Joint Venture Agreement, Partnership Agreement, Statement of Fictitious Name and other relevant documentation. Included within this submittal also please find biographies of all present and contemplated investors and officers of the development entity, and a brief biography of the business entity and its prior development projects, private or public.
4. Management proposal and qualification of management personnel.
5. Written evidence that the developer has an available source of capital sufficient to cover pre-construction costs. This evidence must be from a financial institution and must identify the account(s) and account level(s).
6. Written evidence from developer's proposed construction lender indicating its commitment and ability to finance and the extent to which it will finance the proposed project.
7. The schematic design proposal, including those requirements set forth in paragraph (iv) of Section D. 4. of the Invitation.
8. Other information:\*

In addition to the foregoing information, we make the following assurances to the Redevelopment Agency of the City of Oakland:

- a. We will immediately supply any and all other documentation or information to the Agency that it requests in order to evaluate the merits of the proposal or the qualification, experience or organization of the development team.
- b. If selected as a developer, we shall abide by the terms and conditions of the Agency's "Equal Opportunity - Affirmative Action Program."

\* Supplementary information included to clarify or reinforce the proposal should be indicated here.



- c. If selected, we shall make good faith efforts through Asian community groups to seek out and assist qualified and qualifiable Asians desiring to be employed in the construction trades.
- d. If selected, we shall take affirmative action to ensure that opportunities for permanent employment and job training will be provided to the Asian community, as well as other Oakland racial minorities.
- e. If selected, we shall give occupancy priority to qualifying eligible families and individuals displaced as a result of redevelopment or other forms of governmental action.
- f. If selected, we shall involve the Oakland community in the construction, management and ownership of the development.

In the event the Redevelopment Agency of the City of Oakland accepts this proposal, the undersigned agrees to enter into the Agreement for Disposition of Land (a copy of which is available at the Agency office) and agrees to pay as the purchase price for the land a sum to be determined by the Agency, and the appropriate Federal Agency. If selected, a good faith deposit in the amount of \$5,000.00 will be remitted to the Agency within ten (10) calendar days of such selection.

It is understood that the Agreement for purchase and sale of this site will contain provisions requiring that the conveyance of the site shall be subject to requirements of the Redevelopment Plan, the Declaration of Restrictions, and any easements, rights and reservations encumbering the property.

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name of Firm

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Signed by

\_\_\_\_\_  
Title





The following paragraphs lend explanation to items number 1, 2, 4 and 7 above, respectively.

- i) Identification of the complete development team (including project manager, architect, contractor, consultant, attorney, lender, landscape architect and any others), and exhibits of work actually completed where applicable, in which each has had primary responsibility.
- ii) Verification of experience of the developer and/or sponsor, with reference to completed projects, including the nature and extent of such involvement. In this connection the Agency should receive brochures and/or photographs of such completed developments, including information on cost, size of developments, etc.
- iii) Management proposal and qualifications of management personnel. The developer's management statement should cover the principal sections of concern as outlined in HUD Form 9405.
- iv) Schematic design proposal (no additional consideration will be given for elaborate presentations) shall include:
  - 1. Sketch perspective(s) - indicate materials, colors, etc.
  - 2. Site development plan at 1" = 16'\*
  - 3. Typical floor plan of building(s) at 1" = 8'\*
  - 4. Typical living unit floor plans at 1" = 4'\*(furniture layouts are recommended)
  - 5. Section(s) of entire development at 1" = 16'\*
  - 6. Elevation(s) of entire development at 1" = 16'\*



7. Schematic model of entire block at 1" = 50'; developer's model will be inserted into the Agency's 50' scale model of the downtown area.
8. Any additional drawings deemed necessary by the architect or developer to convey the concepts of the proposal will be accepted.

\*More appropriate scales of drawings as determined by the architect will be acceptable.





## E. TERMS OF THE OFFERING

### 1. Land Price

The final price for which the land will be sold has not been determined at this time. The final selling price will be negotiated with the successful developer within HUD guidelines and will be subject to HUD concurrence.

### 2. Deposit

A "good faith" deposit, in the amount of \$5,000, will be required from the successful developer. If good faith negotiations during a 120-day negotiating period result in an acceptable contract for the purchase and development of the property, the "good faith" deposit shall be applied as part of the deposit required to secure the disposition agreement. If an acceptable disposition agreement does not result from a 120-day negotiation period, the "good faith" deposit may be refunded at the sole discretion of the Agency.

The above-mentioned "good faith" deposit shall be placed with the Agency in the form of a certified or cashier's check.

### 3. Disposition Agreement

The land will be sold through a disposition agreement for development and cannot be transferred by the developer without prior written consent of the Agency and until satisfactory completion of the construction is evidenced by the issuance of a Certificate of Completion by the Agency.

### 4. HUD Programs

If the developer elects to make use of HUD mortgage insurance programs, the developer and his team will be responsible for complete knowledge of such programs, including application submission and processing requirements, as well as HUD standards for construction, design, cost, occupancy and management.



5. Selection of Developer

The selection of the developer will be made by the Commissioners of the Oakland Redevelopment Agency. In the process of selecting a developer, it may be necessary for the developer to present the proposal to the Agency Commissioners, Agency staff, and the community. Developers must be willing to make such presentations for the purposes of clarifying their proposal.

The Agency reserves the unqualified right to waive informalities in selecting a developer, to extend the cut-off date for submission of development proposals, to evaluate and judge qualifications of any applicant and, in its discretion, to reject any or all proposals for any reason whatsoever.

6. Awards

No financial compensation will be made to any developer or any member of any developer's team - successful or not - for responding to this Offering. Each developer will be responsible for compensation to team members for their efforts or their costs sustained in preparing a development proposal.

Award to a successful developer will be made by the Agency in the form of extending "an exclusive right to negotiate for a 120-day period for the purchase and development" of the land described in this Offering.



## F. SELECTION OF DEVELOPER

The selection of developers will be based upon at least the following criteria:

1. Quality of proposed design and construction and specific character of land use proposed to satisfy the concepts and objectives of the Redevelopment Plan and this offering
2. Ability, experience and reputation of the developer, his architect and contractor, other project consultants and team members
3. Scheduling of development
4. Arrangements for financing
5. Financial responsibility of the developer
6. Community involvement and participation at all levels of all phases, including design, construction, management and financing
7. Compliance with all requirements of all sections of this development offering
8. Developer's willingness to work cooperatively with the Agency

FOR ADDITIONAL INFORMATION CONTACT:

Mr. Bert Bangsberg, Coordinator, Chinatown Project  
Redevelopment Agency of the City of Oakland  
1333 Broadway, Suite 400  
834-2010, Ext. 262





A P P E N D I X



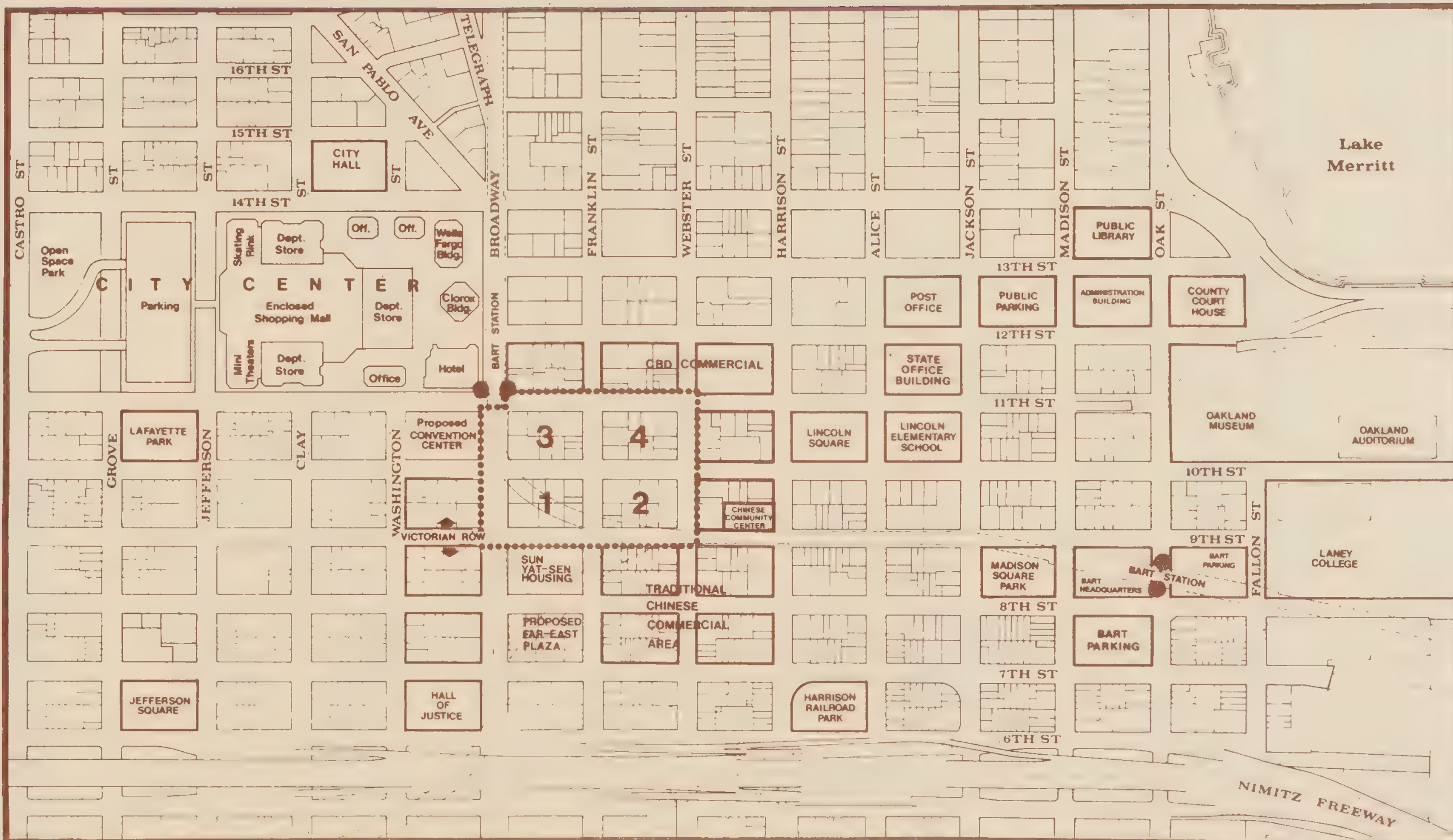


## Potential Downtown Links & Relationships

Within the scope of Oakland's long-range plans, there is an opportunity NOW to shape an exciting and memorable Urban Boulevard on Broadway. The various uses downtown, from Kaiser Center and the shopping and cultural areas around the 19th St. BARTD Station, to City Hall and the new surge of office and commercial uses in the CITY CENTER will spur improvements in the Old City, Victorian Row and Chinatown Areas, continuing this new vitality through to burgeoning Jack London Square.







# CHINATOWN AREA

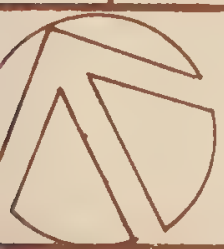
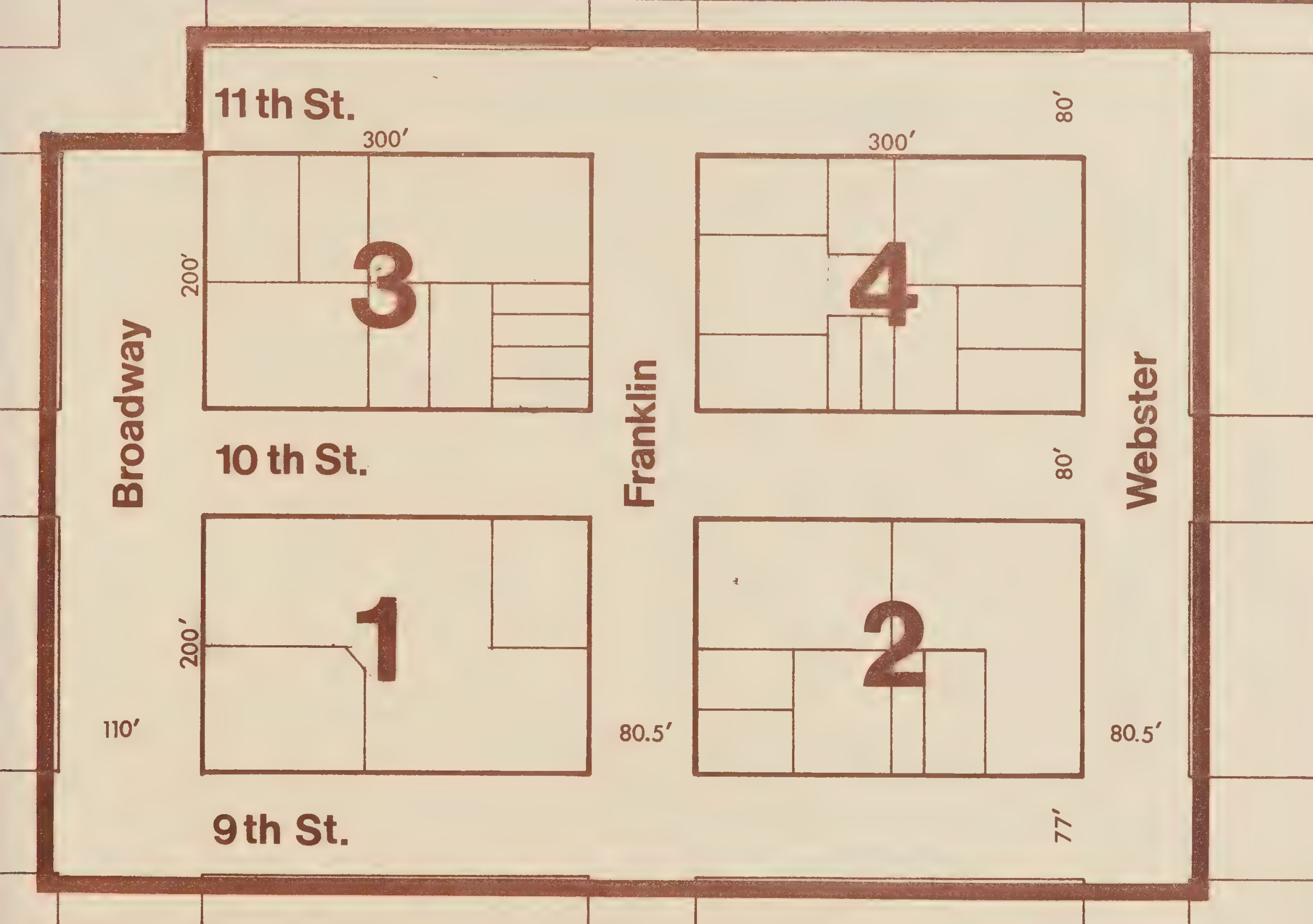
OAKLAND  
REDEVELOPMENT  
AGENCY

PROJECT BOUNDARY

EXISTING  
DEVELOPMENTS/  
USES

EXHIBIT  
B





# 4 BLOCK NDP MAP

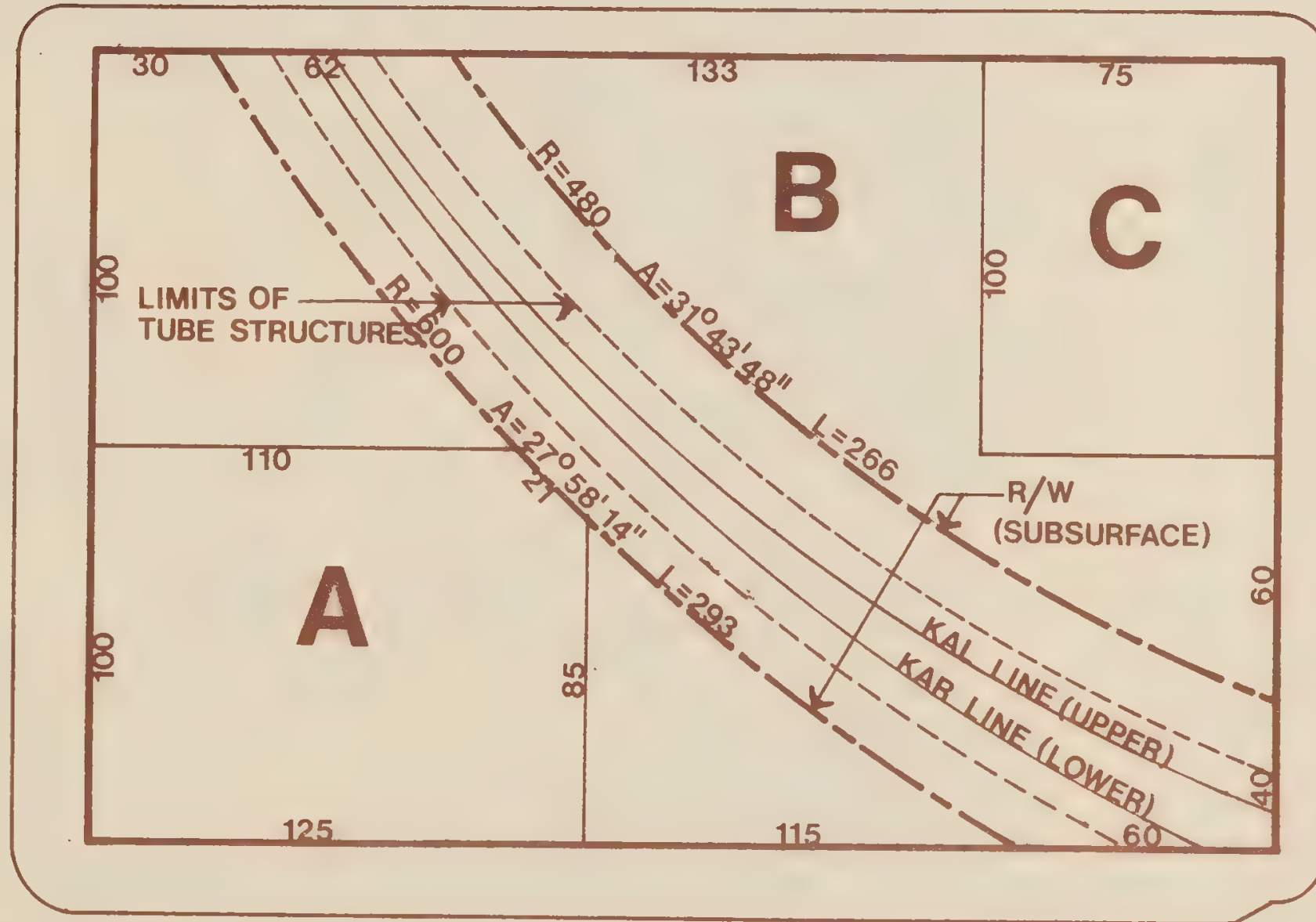
Exhibit C





10TH STREET

BROADWAY



FRANKLIN

9TH STREET

OWNERSHIP OF PARCELS  
A & C ; OAKLAND REDEVELOPMENT AGENCY  
B ; BARTD

EXHIBIT D







## PRELIMINARY CHINATOWN PROPOSAL

### 1: BLOCK ONE;

a-BUILDING 1; OFFICE, COMMERCIAL,  
MARKET RATE RENTAL APARTMENTS,  
ROOF-TOP RESTAURANT

b-BUILDING 2; CONDOMINIUM  
MARKET RATE SALES

c-STREET LEVEL; COMMERCIAL SPACE

d-SECOND LEVEL; COMMUNITY SPACE

2: BLOCK TWO;  
FUTURE PARK

3: BLOCK THREE;  
FUTURE HOTEL, THEATRE &  
CULTURAL CENTER

4: BLOCK FOUR;  
FUTURE SUBSIDIZED  
HOUSING







VIEW THROUGH PARK, BLOCK 2,  
LOOKING WEST TOWARDS BLOCK 1







BROADWAY FRONTAGE OF BLOCK 1  
LOOKING NORTH TOWARDS  
BLOCK 3



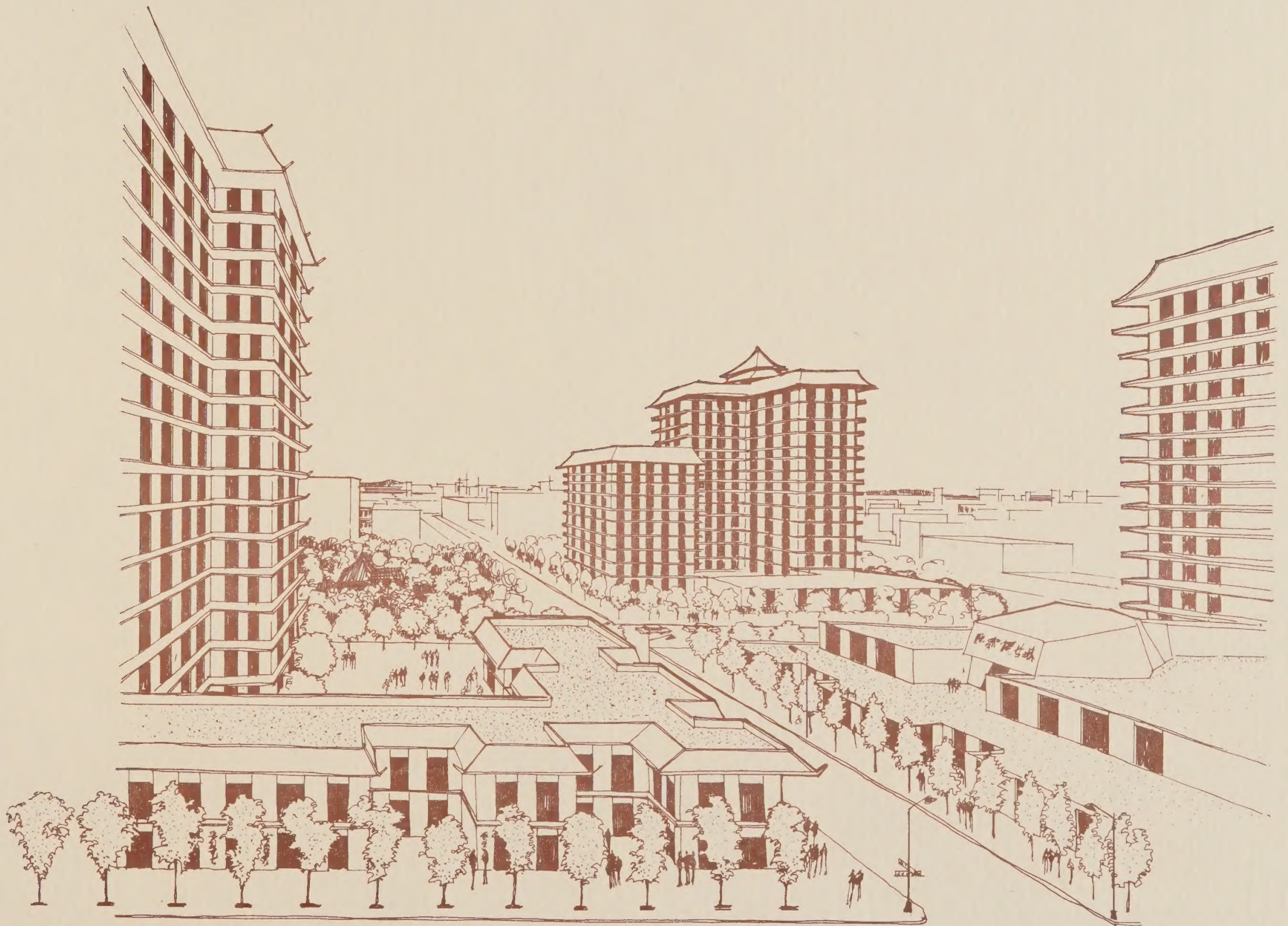




SECOND LEVEL OF BLOCK 1  
LOOKING NORTH







VIEW OF FOUR BLOCK AREA  
LOOKING SOUTH DOWN FRANKLIN STREET







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